

MOTION BY SUPERVISOR DON KNABE

April 4, 2006

The Mello Act (Ca. Gov. Code § 65590 et seq.) is a statewide law that requires that, for new multi-unit residential developments in the California Coastal Zone, affordable inclusionary housing for persons and families with low or moderate incomes be provided where feasible. The Mello Act also requires that affordable replacement units be provided for the number of low or moderate income persons and households that occupy residential apartments in the Coastal Zone when their existing residential units are converted or demolished for new residential development.

Los Angeles County has attempted to meet the requirements of the Mello Act through its Affordable Housing Policy in Marina del Rey. However, the adequacy of the County's policy has come into question, and legitimate issues have been raised as to its consistency with the Mello Act. These issues include, but are not limited to: (1) whether certain new development projects provide for the necessary inclusionary low or moderate income housing, where feasible, as required by the Mello Act, (2) whether a

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sufficient number of affordable replacement units for low or moderate income persons or households have been provided due to new redevelopment in Marina del Rey; and, (3) whether the County's in-lieu fee is sufficient to provide adequate low or moderate income housing off-site when providing such housing on-site is shown to be economically infeasible.

I, THEREFORE, MOVE, that the Board of Supervisors instruct the Chief Administrative Office to form and lead a task force comprised of the Directors of the Departments of Regional Planning, the Community Development Corporation, County Counsel, and working in conjunction with the Director of the Department of Beaches and Harbors, to review the County's current Affordable Housing Policy for Marina del Rey and recommend such revisions as necessary to ensure the County's consistency with the Mello Act.

Further, the Board of Supervisors directs the aforementioned task force to report back to the Board within 60 days with a revised Affordable Housing Policy for review and further recommendations to ensure that the County is in full compliance with the requirements of the Mello Act.

In addition, the Board of Supervisors recognizes that a proposed redevelopment, a residential project on Parcels 100 and 101, is currently in the Coastal Development Permit review process and may be impacted by the County's further review of the County's Affordable Housing Policy. Therefore, I also move that the Board of Supervisors instruct the Director of Beaches and Harbors to discuss onsite low income housing opportunities with the lessee of that project and bring back to the Board within 30 days an amended leasehold agreement, as necessary, to ensure the project's

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consistency with the Mello Act.

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